

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** January 2, 2008

**TO:** Sophia Fisher, Project Manager  
Land Use Review

**FROM:** <sup>pb</sup> Pat Giglio, Planner  
Community Planning

**SUBJECT: SPEX 2007-0044, Story Property**

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**BACKGROUND**

The applicants, Shawn Story and Tara Wassing, are requesting a Special Exception to allow construction of a driveway through the Mountainside Development Overlay District (MDOD) on their 7.85 acre property located at 13329 Mountain Road. The subject property is located in the vicinity of the crossroads community of Britain at the foot of Short Hill Mountain in the western part of the County. The subject property is accessed by an existing gravel driveway in the northeast corner which provides inter-parcel access to an adjoining residence to the north. The applicant has cleared the middle portion of the property, which contains moderately steep slopes, for a building lot and drainfield. An existing two track and stream crossing will be used to provide access from the existing driveway to the upper portions of the property and the proposed house site. The applicant has modified the existing two track and stream crossing, which is located in the Mountainside Development Overlay District (MDOD), to create an improved driveway to the proposed house site. The applicant has installed a pipe culvert at the stream crossing, widened the two track and poured gravel of various sizes on the entire length of the improved driveway.

The property is zoned AR-1 (Agricultural Rural) and is governed under the provisions of the Revised 1993 Zoning Ordinance. A review of County GIS records indicates drainageways, forest cover, steep slopes, and mountainside areas are located on the subject site.

ATTACHMENT 1a

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## **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The subject property is governed under the policies of the Revised General Plan. The Revised General Plan places the property within the northern tier of the Rural Policy Area. The area is planned for rural economy uses and limited residential development (Revised General Plan, Policy 3, p.7-15).

## **ANALYSIS**

### **EXISTING CONDITIONS**

The Green Infrastructure is a collection of natural, cultural, heritage, environmental, protected, passive and active resources that will be integrated in a related system. It includes stream corridors, vegetative landscapes, wildlife and endangered species habitats, and heritage resources (Revised General Plan, Policy 1, p.5-1 & 5-2). Development should take place around these elements, incorporating them into the design of the site (Revised General Plan, text, p. 6-2). Such an approach places a priority on preserving both sensitive environmental and man-made features.

The elements of the countywide Green Infrastructure that can be found on the subject property include mountainside, moderately steep slopes, forest cover and stream corridor resources. Detailed plan guidance on the treatment of these individual Green Infrastructure elements is outlined in the following sections.

#### **1. Mountainside Areas and Steep Slopes**

The subject site is located within the Short Hill Mountain range. The County's mountains and mountainside areas contribute to its beauty, quality of life, and geologic uniqueness, and are valued by both residents and visitors (Revised General Plan, text, p. 5-31). Mountainsides are highly sensitive to land disturbance and development, and uncontrolled land disturbance in these areas could contribute to the loss of prime viewsheds, the destruction of unique flora and fauna, and increased runoff to downstream rivers and streams (Revised General Plan, text, p. 5-31). Plan policies call for using performance standards and regulations to minimize negative environmental impacts and land disturbance in mountainside areas, and encourage mountainside areas to be placed under permanent open space easement (Revised General Plan, Policy 3, p. 5-20 and Policy 4, p. 5-31). The majority of the subject site, including a portion of the improved driveway, is designated as highly sensitive mountainside. The subject site also contains an area of moderately steep slopes (15 to 25%) which bisects the central portion of the property containing the proposed drainfield and portions of the improved driveway. Plan policies state that "best management practices, locational clearances for clearing and grading" should be applied when disturbing moderately steep slopes to protect the soils, vegetation and other environmental features (Revised General Plan, Policy 3, p. 5-26). Such regulations have been incorporated into the Zoning Ordinance and Facility Standards Manual (FSM) for Loudoun County.

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The applicant has sought to minimize the land disturbing activities on the site by utilizing and improving the existing two track and stream crossing, to create an improved driveway to the proposed house site. The applicant has installed a pipe culvert at the stream crossing, widened the two track and poured gravel of various sizes on the entire improved driveway without review or inspection by the Department of Building and Development. The improved driveway and stream crossing bisect areas of highly sensitive mountainside and moderately steep slope.

***Plan Policies discourage the creation of ground disturbing activities within mountainside areas and on moderately steep slopes, and call for the use of performance standards and regulations to minimize any potential negative environmental impacts. Staff recommends that a geotechnical study be provided to the County for the proposed driveway, which bisects areas of highly sensitive mountainside and moderately steep slopes, that addresses the stability of the soils, in particular their geomorphic and landscape position. Staff defers to the Department of Building and Development for further technical review of the application.***

## **2. Forests, Trees, and Vegetation**

The County's forests and trees improve air and water quality, offer important habitat for birds, small mammals and other wildlife, and are excellent buffers between communities. Forests and trees conserve energy by providing shade and evaporative cooling through transpiration. They also redirect airflow and reduce wind speed, stormwater runoff, and soil erosion (Revised General Plan, text, p. 5-32).

The Revised General Plan states that the submittal and approval of a forest management or tree conservation plan will be required prior to any land development. However, even though the proposed construction of a new house and drainfield on the subject property has required the removal of trees, the amount of disturbance will be less than 10,000 square feet of area and will not require a forest management plan or tree conservation plan. The submitted Special Exception plat indicates that the limits of clearing grading extend to the existing improved driveway and will require the removal of existing trees to the north of the proposed drainfield and adjoining driveway. Staff recommends that existing trees along the driveway be preserved in order to maintain the stability of the soil and decrease surface water run-off from the site.

***Staff recommends that as much of the existing vegetation and trees as possible be retained, specifically the trees to the north of proposed drainfield and adjoining the driveway. Staff recommends a commitment to the long-term maintenance and care of the existing vegetation and trees on the subject property.***



View west of existing improved driveway and cleared area for proposed drainfield within areas of Sensitive Mountainside and Moderately Steep Slopes.

#### **4. Stream Corridor Resources**

The Plan places a priority on the protection of rivers, streams and wetlands; the retention of natural riparian forests and vegetation; and the preservation, buffering, and implementation of performance standards and best management practices as part of a larger water protection strategy. The Plan identifies mountainside areas as the headwaters to many of the County's streams and important groundwater recharge areas (*Revised General Plan, text, p. 5-31*). The Plan calls for the protection of surface water and groundwater resources from contamination and pollution to prevent the degradation of water quality in the watersheds (*Revised General Plan, text, p. 5-12*). The subject site contains a small stream, which is an unnamed tributary of Milltown Creek, which flows along the northern boundary of the subject site and is bisected by the existing improved driveway. The submitted Special Exception plat does not depict the full length of the stream but depicts the proposed stream crossing. The proposed stream crossing is comprised of two existing 15' metal pipes, which appear to be undersized and impeding the flow of the stream.

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***Staff recommends that the existing stream crossing be redesigned to better maintain the flow and natural hydrologic function of the stream. Staff defers to the Department of Building and Development for further technical review of the proposed stream crossing.***

#### **RECOMMENDATION**

Staff supports approval of the Special Exception request to allow construction of a driveway within the Mountainside Development Overlay District (MDOD) utilizing the existing two track and stream crossing following a technical review of the application by the Department of Building and Development. Community Planning staff recommends that the applicant commit to the preservation of the existing trees located to the north of the proposed drainfield and adjoining the driveway to maintain the stability of the soil and decrease surface water run-off from the site. Additionally, Community Planning staff recommends that the existing stream crossing be redesigned to better maintain the flow and natural hydrologic function of the stream.

Staff would be happy to meet with the applicant to further discuss any comments or questions.

cc: Julie Pastor, AICP, Planning Director  
Cindy Keegan, AICP, Program Manager, Community Planning

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**COUNTY OF LOUDOUN**

**DEPARTMENT OF BUILDING AND DEVELOPMENT**

**MEMORANDUM**

**DATE:** January 2, 2008

**TO:** Sophia Fisher, Project Manager

**FROM:** <sup>BRF</sup>  
Brian Fish, Planner, Zoning

**CASE NUMBER AND NAME:** SPEX-2007-0044, Story Property

**TAX MAP/PARCEL NUMBER:** /16/////////6/

**PIN/MCPI:** 443-35-3578

Section 4-1606 (A) requires that an application for approval of a Location Clearance Permit be made to the Department of Environmental Resources prior to or concurrent with the initial submission for approval of a zoning permit. Provided that such an application has been submitted, there are no Zoning comments associated with Special Exception 2007-0044.

**ATTACHMENT 1b**

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**COUNTY OF LOUDOUN**  
**DEPT. OF BUILDING AND DEVELOPMENT**  
**MEMORANDUM**

DATE: January 15, 2008  
TO: Sophia Fisher, Project Manager  
FROM: Ryan Reed, Soil Program Specialist  
SUBJECT: Story Property; SPEX 2007-0044

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The Natural Resources Team is in receipt of the information submitted as part of the Special Exception process for the above stated project. The review is based on the standards set forth in Sections 4-1600 and 5-1508 of the Loudoun County Zoning Ordinance (ZO). Per review of the submitted information and prior field study, the Natural Resources Team has the following comments:

1) The Natural Resources Team concurs with the comments generated by Pat Giglio, Community Planner, dated January 2, 2008; except that a geotechnical report is not required for the driveway crossing.

**ATTACHMENT 1c**

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**County of Loudoun**  
**Office of Transportation Services**  
**MEMORANDUM**



**DATE:** December 14, 2007

**TO:** Sophia Fisher, Project Manager  
Department of Planning

**FROM:** Lou Mosurak, AICP, Senior Transportation Planner *LM*

**THROUGH:** Art Smith, Senior Coordinator *AS*

**SUBJECT:** SPEX 2007-0044—Story Property  
First Referral

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**Background**

This special exception application proposes to allow a private driveway to cross through the Mountainside Development Overlay District (MDOD) to provide access to one (1) single family detached residence. The subject property is approximately 7.85 acres in size and is located on the west side of Mountain Road (Route 690), approximately 4 miles north of Charlestown Pike (Route 9). Access to the site is provided via an existing unpaved private driveway off of Mountain Road (the proposed driveway would branch off of the existing driveway and would not result in a new entrance point on Mountain Road). A vicinity map is provided as *Attachment 1*. In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on December 7, 2007, including (1) a traffic statement prepared by the Applicant (date stamped October 24, 2007), and (2) a special exception plat (E & S Control Plan) prepared by Mark W. Jeffries, P.E., dated September, 2007 and revised through October 19, 2007.

**Existing, Planned and Programmed Roads**

Mountain Road (Route 690) is classified by the 2001 Revised Countywide Transportation Plan (2001 Revised CTP) as a minor collector and consists of a two-lane undivided (R2) section in a variable right-of-way (ROW). Mountain Road is a designated Virginia Scenic Byway. According to 2006 VDOT traffic estimates, this segment of Route 690 (between Morrisonville Road (Route 693) and Britain Road (Route 682)) carries an average of 630 vehicle trips per day (ADT), including 71 vehicles in the peak hour. The 2001 Revised CTP does not call for any additional widening of this segment of Route 690.

**Transportation Comments**

1. The driveway crossing proposed in the MDOD overlay zoning district is part of a private road and will not be publicly maintained. The proposal would not result in any increase in



by-right development potential and does not propose to add an additional entrance to Mountain Road (Route 690). The proposal would therefore have no significant impact on the public road network.

**Conclusion**

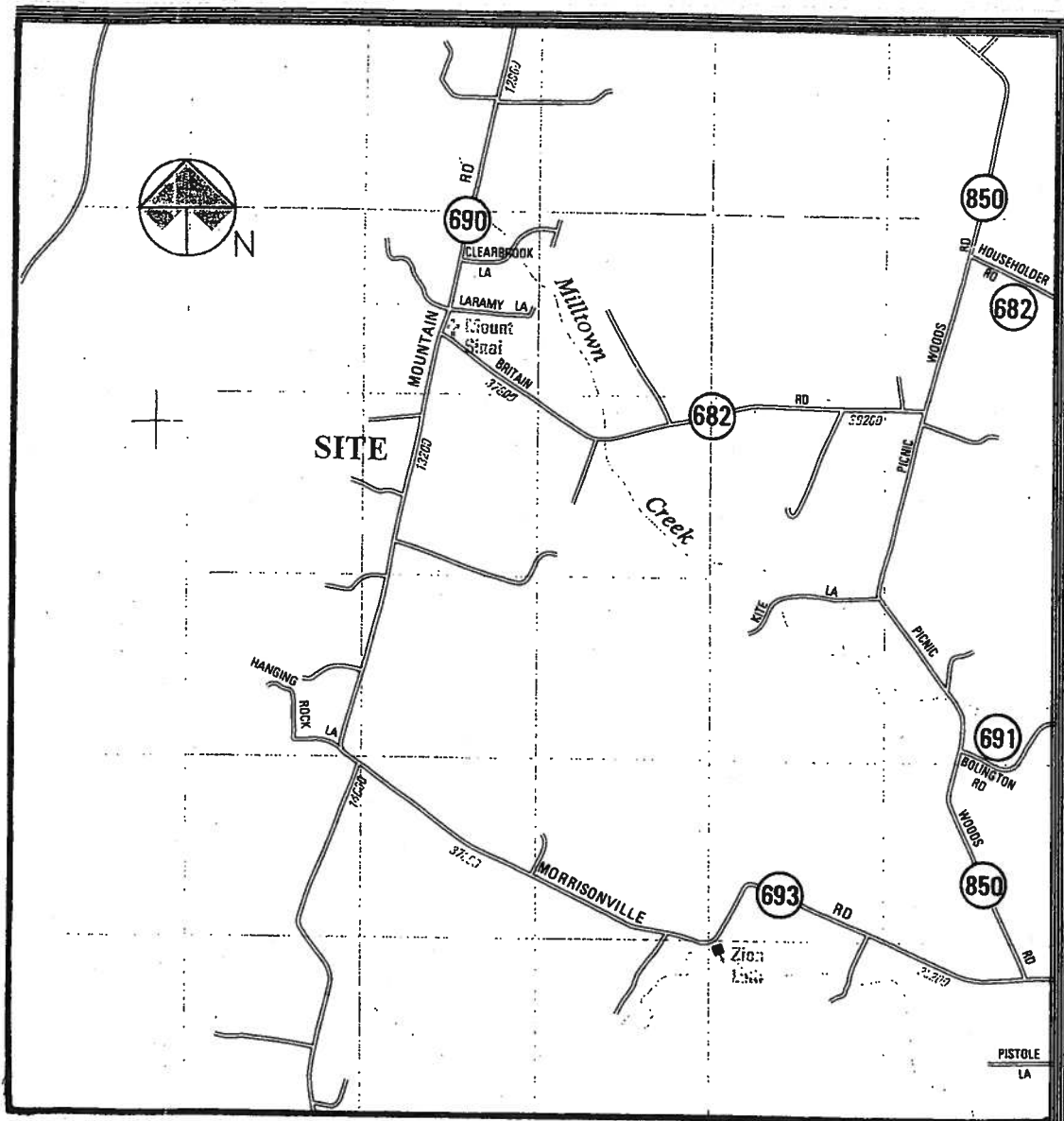
OTS has no objection to the approval of this application.

**ATTACHMENTS**

1. Site Vicinity Map

cc: Andrew Beacher, Assistant Director, OTS

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Vicinity Map  
1" = 2,000'



# Loudoun County Health Department

P.O. Box 7000

Leesburg VA 20177-7000



Environmental Health  
Phone: 703 / 777-0234  
Fax: 703 / 771-5023

Community Health  
Phone: 703 / 777-0236  
Fax: 703 / 771-5393

**MEMORANDUM TO:** Sophia Fisher, Project Manager, MS#62  
Department of Planning

**FROM:** J. Randall Stoutenburgh *JRS*  
Environmental Health Specialist  
Loudoun County Health Department, Environmental Health, MS#68

**SUBJECT:** SPEX-2007-0044 submission, Story Property  
LCTM: 16/ 6  
PIN: 443-35-3578-000

**DATE:** December 10, 2007

The above referenced project meets the requirements of Section 1245.11 of the LSDO for:

	YES	NO	N/A
a. Proposed drainfield sites	<u>x</u>	—	—
b. Proposed wells	—	—	<u>x</u>

The locations on the Erosion and Sediment Control Plan for the Shawn Story and Tara Wassing Residence, submitted by Mark W. Jeffries, P.E., dated September 2007 (site revision on October 19, 2007), are correct as shown:

a. Wells (existing or proposed)	<u>x</u>	—	—
b. Drainfield sites	<u>x</u>	—	—

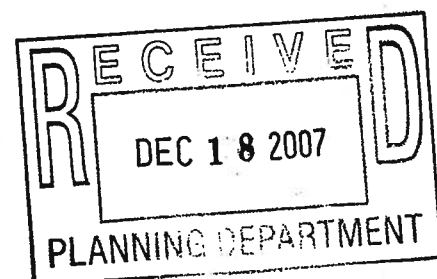
Health Dept. staff recommends: Approval x Denial \_\_\_ Approval with conditions \_\_\_

Comments: The proposed driveway does not affect the proposed drain field area. Care must be taken not to damage the well head upon construction of the driveway area north of the proposed house.

If more information or clarification on the above project is required, please contact me at 703-777-0643.

cc: file  
JRS/JDF/jrs  
Referral *JRS*

ATTACHMENT 1e



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**LOUDOUN COUNTY**  
**DISCLOSURE OF REAL PARTIES IN INTEREST**

**A. DIRECTIONS**

1. Mandatory disclosures shall include PARTNERSHIPS, CORPORATIONS, or TRUSTS, to include the names of beneficiaries, broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 100 shareholders, that has no shareholder owning 1% or more of any class of stock. In the case of an applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 1% or more of the applicant, title owner, contract purchaser, or lessee of the land.
2. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.
3. All applicants for zoning map amendment petitions, special exceptions, commission permits, certificates of appropriateness and variances are requested, but not required, to complete Section C of this form entitled *Voluntary Disclosures*. No application will be rejected for applicant's failure to complete Section C.
4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, Commission Permit, Certificate of Appropriateness or Variance, and prior to Board action, the applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: [http://inetdocs.loudoun.gov/planning/docs/documentsandfor\\_/index.htm](http://inetdocs.loudoun.gov/planning/docs/documentsandfor_/index.htm)
5. These adopted Disclosure of Real Parties in Interest Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted
6. As used in this section "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Section 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the case of a condominium, the requirement shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

**ATTACHMENT 2**

A-12

APPLICATION NUMBER: \_\_\_\_\_

I, SHAWN STORY, do hereby state that I am an☒ applicant

\_\_\_\_ applicant's authorized agent listed in Section B.1. below

in application Number(s): \_\_\_\_\_

and that to the best of my knowledge and belief, the following information is true:

**B. MANDATORY DISCLOSURES****1. NAMES AND ADDRESSES OF REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the foregoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application. Multiple relationships may be listed together. For multiple parcels, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)	RELATIONSHIP (listed in <b>bold</b> , above)
	SHAWN M. STORY	21125 Fireside Ct. STERLING VA 20164	<b>owner</b>
	TARA L. WASSING	21125 Fireside Ct. STERLING VA 20164	<b>owner</b>
	MARK W. Jeffries, P.E.	15 Loudon St. SW Suite A Leesburg, VA 20175	<b>engineer</b>

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

\_\_\_\_ Real Parties of Interest information is continued on an additional copy of page B-1

If multiple copies of this page are provided please indicate Page \_\_\_\_ of \_\_\_\_ pages.

APPLICATION NUMBER: \_\_\_\_\_

**2. NAMES OF CORPORATION SHAREHOLDERS**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

\_\_\_\_\_

Description of Corporation:

☐ *There are 100 or fewer shareholders and all shareholders are listed below.*☐ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*☐ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)

Names of Officers and Directors (first name, middle initial and last name &amp; title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

☐ Additional shareholder information is continued on an additional copy of page B-2

If multiple copies of this page are provided please indicate Page \_\_\_\_\_ of \_\_\_\_\_ pages.

APPLICATION NUMBER: \_\_\_\_\_

**3. PARTNERSHIP INFORMATION**

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address (complete name, street address, city, state, zip)

\_\_\_\_\_

\_\_\_ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner).

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)

Check if applicable:

\_\_\_ Additional Partnership information is included on an additional copy of page B-3.

**4. One of the following options **must** be checked**

\_\_\_ In addition to the names listed in paragraphs B. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

\_\_\_ Other than the names listed in B. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

\_\_\_ Additional information for Item B. 3. is included on an additional copy of page B-3.

APPLICATION NUMBER: \_\_\_\_\_

**C. VOLUNTARY DISCLOSURE**

1. That no member of the Loudoun County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

None

2. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household and family, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 1% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$100 or more, singularly or in the aggregate with any of those listed in Section B, above.

EXCEPT AS FOLLOWS: (If none, so state).

None

3. The following constitutes a listing of names and addresses of all real parties in interest in the real estate which is the subject of this application, including the names and addresses of all persons who hold a beneficial interest in the subject property, who have, within five years of the application date, contributed, by gift or donation, more than one hundred dollars to any current member of the Board of Supervisors:

NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)

\_\_\_ Additional County-Official information for Item C is included on an additional page C-1.

If multiple copies of this page are provided please indicate Page \_\_\_ of \_\_\_ pages.



DATE AFFIDAVIT IS NOTAR( ): \_\_\_\_\_

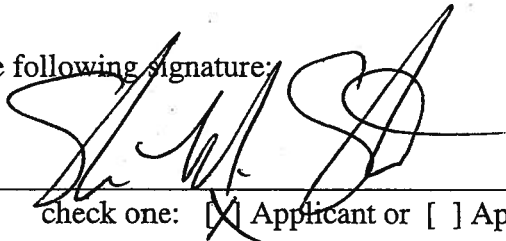
Page D 1

APPLICATION NUMBER: \_\_\_\_\_

D.

That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Section C. above, that arise on or after the date of this application.

WITNESS the following signature:



check one: ☒ Applicant or ☐ Applicant's Authorized Agent

Shawn Story

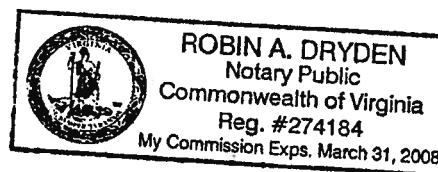
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 24<sup>th</sup> day of October 2007, in the State/Commonwealth of Virginia, in the County/City of Loudan.

Robin A Dryden

Notary Public

My Commission Expires: March 31, 2008



## Statement of Justification

In this statement of justification items A, E, G, H, M, and T will be addressed. The proposed use is compatible with other existing or proposed uses in the neighborhood and adjacent parcels. The proposed use is to improve upon and stabilize an existing deteriorated driveway and crossing of an intermittent/dry creek bed. Which in turn will help to preserve the natural surroundings of the creek bed as well as the creek bed itself. The improvements will allow access to a proposed single family home to be built on the property outside of the MDOD. The proposed use will be low impact in nature as there will be no excavation of the existing driveway or creek bed. There will be no damage to any existing animal habitat, vegetation, water quality or air quality. The effect of the proposed use should improve water quality by limiting most of the natural sediment runoff from the driveway and provide a more stabilized crossing over the creek bed. With the improved crossing this will eliminate the damage done to the creek bed by vehicle traffic. Vehicles will be traveling over rather than through the creek bed. The proposed special exception uses sufficient measures to mitigate the impact of construction traffic on existing roads and neighborhoods by installing a proper crossing over the creek bed and layering the existing driveway with #3 stone to reduce the transfer of onsite dirt to the surrounding roads by the construction traffic during the period of construction of a single family home.

RECEIVED  
OCT 24 2007  
BUILDING AND DEVELOPMENT

Date: 1/23/2008

To: Sophia Fisher, Project Manager

From: Shawn Story

Case Number: SPEX-2007-0044, Story Property

Tax Map/Parcel Number: /16/////////6/

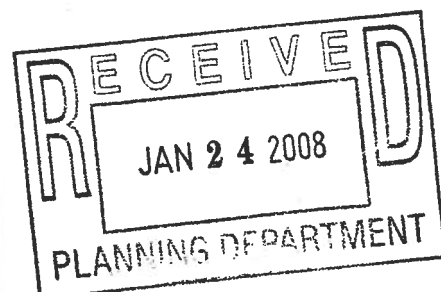
Pin/MCPI: 443-35-3578

Sophia, Per your request here is the written response to the comments received from the Special Exception memorandums. In response to the comments from Pat Giglio in The Department of Planning on page 3 there will be no removal of the trees to the north of the proposed drainfield and adjoining driveway. I plan on removing the minimum amount of trees as possible for the drainfield and house site. I am committed to preserving and maintaining as much of the area around the property as possible to maintain the natural forest cover. In regards to the recommendation that the stream crossing be redesigned to better maintain the flow, I am currently working with an Engineer (Mark Jefferies) and the County Soil Scientists to address these concerns. If there are any further comments or concerns please feel free to contact me at 703-928-9424 or email at glfadct@yahoo.com . Thank you all for your time and help with this matter.

Shawn Story



ATTACHMENT 4



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